



October 29, 2019

Mr. Johnnie R. Miller
Chief Executive Officer
Utah Counties Indemnity Pool
5397 South Vine Street
Murray, Utah 84107-6757

Dear Mr. Miller:

We have truly appreciated the opportunity to work with you, your team and all the UCIP members over the last 5 years. In accordance with our discussions last week HCA is excited to offer UCIP updated terms for extending our initial agreement and providing ongoing property appraisal for your members in 5-year cycles. As we discussed, I have documented the only proposed change (term) below as well as our commitment to keep the project fees unchanged. I welcome any questions or comments upon completion of your review.

This letter is intended to extend our original agreement, dated 6/26/2012 (and amended on May 8, 2014), in accordance with Paragraph **17.8 Amendments**, as follows:

- **Paragraph 2 – TERM.** We hereby propose an extension of the term by the following:
 - **Five Years (December 31, 2024).**
- **(No Change) Paragraph 8.1 – Fees.** We hereby propose NO CHANGE in fees; effectively remaining the same at the following:
 - **Five Year Rotation**
 - **8.1.1 Base Appraisal - \$160/Building**
 - **8.1.2 Additional Buildings - \$160/Building**
 - **8.1.3 Historic Structure Surcharge - \$500/Structure**

Our assumptions in proposing this amendment include the following:

- UCIP will maintain the same 5-year rotation, keep members in the same general order of inspections (at least) every five years; and,
- UCIP will continue with the same level of excellent support in making announcements to members and coordinating the overall appraisal process.
- HCA will continue to improve internal efficiencies via staff training and software / technology improvements and upgrades to our proprietary systems, enabling us to keep costs down while maintaining the same high standard of service; and,
- HCA will also continue to work with your reinsurer (CRL) to ensure our data is formatted according to their strict requirements.



We are truly grateful for your steadfast commitment and confidence in our team and look forward to a continued relationship with UCIP and your members. Please do not hesitate to contact me with any questions or comments. Acceptance of this extension of the original agreement can be signified below.

Best regards, Mark

A handwritten signature in black ink, appearing to read "Mark T. Hessel".

Mark T. Hessel, Senior Vice President

Approved By:

A handwritten signature in blue ink, appearing to read "R. Miller".

Signature, Name, Title

12-20-19
Date

BETTER DATA MEANS BETTER SOLUTIONS



FIVE-YEAR OPTION

2020	Buildings	2021	Buildings	2022	Buildings	2023	Buildings	2024	Buildings
MORGAN COUNTY	43	BEAVER COUNTY	30	EMERY COUNTY	122	CENTRAL HD	5	BOX ELDER COUNTY	57
RICH COUNTY	10	BEAVER COUNTY MBA	1	KANE COUNTY	46	PIUTE COUNTY	18	DAGGETT COUNTY	39
WASATCH COUNTY	46	DAVIS COUNTY	69	MILLARD COUNTY	93	SAN JUAN COUNTY	95	DUCHESNE COUNTY	69
WASATCH PARKS & REC SSD	11	FIVE COUNTY AOG	1	SOUTHEAST HD	6	SEVIER COUNTY	53	SANPETE COUNTY	51
WEBER COUNTY	121	GARFIELD COUNTY	31	WAYNE COUNTY	31	SOUTHWEST HD	5	TRICOUNTY HD	1
WEBER HUMAN SERVICES	10	IRON COUNTY	50	WAYNE SSD #3	1	WASHINGTON ST GEORGE IA	3	UINTAH COUNTY	69
WEBER-MORGAN HEALTH DEPT	1	IRON SSD #1	7			WASHINGTON COUNTY	116	DUCHESNE WASATCH BLUEBENCH LANDFILL	2
		JUAB COUNTY	46						
		JUAB SPECIAL SERVICE FIRE DISTRICT	6						
	242		241		299		295		288
	Estimated		Estimated		Estimated		Estimated		Estimated

HCA Asset Management, LLC
Utah Counties Indemnity Pool 2020
Insurance Detail Report

As of date: 3/20/2020

ENTITY: KAN Kane County
SITE: ADD01 Orderville Hoyt/Zimmerman Property
BUILDING: B001 Kanab Center
ADDRESS: 100 E CENTER ST
 KANAB, UT 84741
OCCUPANCY: COMMUNITY CENTERS
FIRE PROTECTION AND SAFETY: EXIT LIGHTING
 MANUAL FIRE ALARM PULL STATIONS
 SECURITY CAMERAS
 SPRINKLER SYSTEM
 FIRE EXTINGUISHERS

SPRINKLERED (YES-% OR NO): 100%

FOUNDATION: CONCRETE FOOTING
 CONCRETE SLAB

EXTERIOR WALLS: E.I.F.S. ON STUD
 NATIVE STONE ON STUD

ROOFING: SINGLE PLY MEMBRANE
 ASPHALT SHINGLE

PARTITION WALLS: DRYWALL ON STUD
 DEMOUNTABLE WALLS

CEILING: ACOUSTICAL TILE
 DRYWALL
 NONE/EXPOSED DECK

BUILDING SERVICES: ELECTRIC
 PLUMBING

FLOORING: CARPETING
 CONCRETE/W SEALER
 QUARRY TILE

BUILDING FEATURES: BUILT-IN CABINETS & SHELVING
 EXHAUST HOODS-KITCHEN
 WALK-IN COOLER
 WALK-IN FREEZER

ISO CONSTRUCTION CLASS: NONCOMBUSTIBLE
FRAMING: STEEL
DATE OF CONSTRUCTION: 2020
ADDITIONS (YES-YR. OR NO): 0
RENOVATIONS (YES-YR OR NO): 0
NUMBER OF STORIES: 1
GROSS/BASEMENT SF: 15,724 / NO
ELEVATION (FT): 4974
FLOOD ZONE: C

LATITUDE/LONGITUDE: 37.048392°N 112.525975°W



BUILDING:
ACTUAL CASH VALUE: \$4,161,100
REPLACEMENT COST NEW (RC): \$4,356,900
EXCLUSION AMOUNT: \$153,800
RC MINUS EXCLUSIONS: **\$4,203,100**
PROPERTY IN THE OPEN: \$0

PERSONAL PROPERTY:
CONTENT VALUE: \$253,500
EDP: \$0
PERSONAL PROPERTY TOTAL: \$253,500

BUILDING NOTES:

SINGLE STORY NONCOMBUSTIBLE EVENT CENTER WITH A FULL SPRINKLER SYSTEM. FEATURES INCLUDES: OFFICE SPACE, (3) BANQUET HALLS, BREAK OUT ROOMS, SCHOOL BOARD COUNCIL CHAMBERS, KITCHEN AREA, WALK-IN COOLER. WALK-IN FREEZER, KITCHEN EXHAUST HOOD, AND STORAGE SPACES. CONTENTS INCLUDE: OFFICE FURNITURE/EQUIPMENT, COUNCIL CHAMBERS FURNISHINGS, KITCHEN APPLIANCES, AUDIO/VIDEO EQUIPMENT, TABLES, CHAIRS, AND MISC STORAGE.

HCA Asset Management, LLC
Utah Counties Indemnity Pool 2020
Insurance Detail Report

As of date: 3/20/2020

ENTITY: KAN Kane County
SITE: ADD01 Orderville Hoyt/Zimmerman Property
BUILDING: PITO PROPERTY IN THE OPEN
ADDRESS: 100 E CENTER STREET
 KANAB, UT 84741
OCCUPANCY: PROPERTY IN THE OPEN
FIRE PROTECTION AND SAFETY: NOT APPLICABLE

ISO CONSTRUCTION CLASS: NOT APPLICABLE
FRAMING: NOT APPLICABLE
DATE OF CONSTRUCTION: 2020
ADDITIONS (YES-YR. OR NO): 0
RENOVATIONS (YES-YR OR NO): 0
NUMBER OF STORIES: 1
GROSS/BASEMENT SF: 0 / NO
ELEVATION (FT): 4974
FLOOD ZONE: C

SPRINKLERED (YES-% OR NO): NO
FOUNDATION: NOT APPLICABLE

LATITUDE/LONGITUDE: 37.048392°N 112.525976°W

EXTERIOR WALLS: NOT APPLICABLE



ROOFING: NOT APPLICABLE

PARTITION WALLS: NOT APPLICABLE

CEILING: NOT APPLICABLE

BUILDING SERVICES: NONE

FLOORING: NOT APPLICABLE

BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

BUILDING:
ACTUAL CASH VALUE: \$0
REPLACEMENT COST NEW (RC): \$0
EXCLUSION AMOUNT: \$0
RC MINUS EXCLUSIONS: \$0
PROPERTY IN THE OPEN: \$191,000

PERSONAL PROPERTY:
CONTENT VALUE: \$0
EDP: \$0
PERSONAL PROPERTY TOTAL: \$0

BUILDING NOTES:
 PROPERTY IN THE OPEN INCLUDES: OUTDOOR THEATRE AREA, SITE LIGHTING, SITE FENCING, AND TRASHCANS.